

Development Standards Committee

October 19, 2011 at 5:30 PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of Minutes for the DSC Meeting on September 22, 2011.
- III. Consideration and Action of the Summary List
- IV. Request for Consideration and Action of Commercial Planning and Design Standards, VI. Sign Standards
- V. Review and Disposition of Commercial Applications
 - A. Request for Consideration and Action
Security Fence and Gate
The Forum
5055 West Panther Creek Drive – File #01-020-0040-0163-0200-0000
Village of Panther Creek
 - B. Request for Consideration and Action
Variance Request for Existing Window Signs
Sparkle Washateria
Woodridge Shopping Center
1440 Sawdust Road, Suite B – File# 01-010-0006-0599-0400-0002
Village of Grogan's Mill
 - C. Report on “**Commercial Staff Approval List**” for October 19, 2011
- VI. Review and Disposition of Residential Applications
 - 1. Variance request for proposed summer kitchen is not located at least 10 ft from adjacent property line.
Billy and Dale Varnado
27 Villa Canyon Place
Lot 28, Block 2, Section 18 Village of Indian Springs - TWA
 - 2. Variance request for a proposed driveway extension will exceed the maximum width of 16' wide allowed for driveway and encroaches into the street right of way.
Kevin & Jennifer Forsberg
71 South Plum Crest Circle
Lot 9, Block 2, Section 64 Village of Alden Bridge
 - 3. Variance request for a proposed addition that will exceed the maximum living area allowed by the Development Criteria.
Francisco Valdez Simancas and Patty Delagarza
22 East Double Green
Lot 9, Block 1, Section 77 Village of Sterling Ridge
 - 4. Variance request for proposed shed that is not fully screened by a six foot solid fence.

Amro Hamza
67 West Majestic Woods Place
Lot 22, Block 1, Section 17 Village of Sterling Ridge

5. Variance request for proposed solar panels that may create a negative neighbor impact.
Phillip Chris and Gay Grice
90 South Fair Manor Circle
Lot 11, Block 2, Section 78 Village of Sterling Ridge
6. Variance request for proposed fireplace which will not respect the 25 foot rear setback.
John and Cheryl Brady
6 Sutton Mill Place
Lot 47, Block 1, Section 3 Village of Sterling Ridge
7. Variance request for existing patio that extends into the rear ten foot easement.
Thomas and Shelly Sitton
35 Mason Pond Place
Lot 30, Block 3, Section 10 Village of College Park (Grogan's Forest)
8. Variance request for existing driveway extension exceeds the maximum width allowed.
William and Dina Ward III
18 Ricegrass Place
Lot 19, Block 1, Section 10 Village of Creekside Park
9. Variance request for an existing play structure which has an elevated floor area that exceeds the maximum square footage allowed and a single elevated platform which exceeds the maximum height allowed for a platform.
Antonio Chavez
2 Mariscal Place
Lot 24, Block 3, Section 10 Village of Creekside Park
10. Variance requests for existing fence stains that are not approvable colors.
Velasco – 123 North Sage Sparrow Circle – Lot 39, Block 3, Section 11
Cockrell – 7 Rosy Finch Place – Lot 13, Block 4, Section 11
Wolf – 83 North Sage Sparrow Circle – Lot 25, Block 3, Section 11
11. Variance request for existing front yard patio encroaches 20' building line and ten foot easement.
Scott and Lori Ratcliffe
6 Shanewood Court
Lot 22, Block 1, Section 65 Village of Sterling Ridge
12. Variance request for existing shed that is not fully screened by a six foot solid fence.
Eric Bazaldua
187 Greylake Place
Lot 9, Block 1, Section 98 Village of Sterling Ridge
13. Variance request for existing storage shed is located in the five foot side yard easement.
Andrew Ogan
38 East Sterling Pond Circle
Lot 10, Block 3, Section 3 Village of Alden Bridge

14. Variance request for an existing wall mounted air conditioning unit which is located above six feet from natural grade and is visible from ground level.
Mukesh & Lorie Kapila
15 Bluff Creek Court
Lot 4, Block 1, Section 73 Village of Alden Bridge
15. Variance request for two existing paver patios which is located in both the five foot side yard and ten foot rear yard easements.
Colin & Angelic Dey
38 Wildflower Trace Place
Lot 10, Block 2, Section 39 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Charles E. Cummins
3 Tivoli Garden Court
Lot 46, Block 2, Section 16 Village of Alden Bridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
David A. Stockey
81 West Night Heron Place
Lot 9, Block 1, Section 2 Village of Alden Bridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Donal Larson
66 Elm Willow Court
Lot 19, Block 1, Section 2 Village of Alden Bridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Benjamin Harris IV
57 South Bethany Bend Circle
Lot 9, Block 2, Section 36 Village of Alden Bridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Roger Alan Harrison
11 Sentinel Place
Lot 18, Block 2, Section 4 Village of Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jeffery M. Fisher
94 West Night Heron Place
Lot 15, Block 1, Section 2 Village of Alden Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Scott A. Wright
70 West Ambassador Bend

Lot 24, Block 1, Section 33 Village of Sterling Ridge

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael W. Bradley
6 English Heather Place
Lot 62, Block 1, Section 3 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Carlos Bayo Martinez
83 West Cove View Trail
Lot 49, Block 1, Section 6 Village of Creekside Park
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Eli Omar Vargas Lopez
166 Bauer Point Circle
Lot 71, Block 1, Section 6 Village of Creekside Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Leena Chacko
18 Nesting Crane Court
Lot 33, Block 1, Section 6 Village of Creekside Park
27. Consideration and Action to install a wrought iron fence with columns, and possible gated entry way.
West Isle Estate
Section 25, Village of Panther Creek
28. Variance request for a proposed addition to the second story, which would exceed the maximum height allowed as determined by the Development Criteria.
Jimmy & Amanda Enriquez
2 East Racing Cloud Court
Lot 20, Block 1, Section 46 Village of Panther Creek
29. Variance request for an existing shed that is located in the five foot side and ten foot rear easement.
Frank Tran
27 West Archwyck Circle
Lot 1, Block 2, Section 42 Village of Sterling Ridge
30. Request for approval of a home business.
James and Suzanne McMillian
15 Crystal Canyon Place
Lot 37, Block 1, Section 1 Village of Creekside Park
31. Variance request for proposed addition, summer kitchen and patio cover that may create a negative neighbor impact.
Derek and Gail Mathieson
83 North Gary Glen Circle
Lot 3, Block 2, Section 23 Village of Sterling Ridge

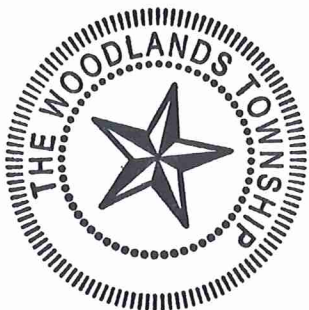
32. Variance request for proposed storage shed which exceeds maximum height allowed and the maximum size allowed.
James and Elizabeth Barrett
114 North Linton Ridge Court
Lot 8, Block 1, Section 34 Village of Alden Bridge
33. Variance request for proposed patio cover that does not respect the rear 20 foot building line.
Francisco Fernandez and Diana Campo
59 East Hullwood Circle
Lot 12, Block 2, Section 2 Village of Creekside Park
34. Variance request for a proposed fence relocation which will encroach past the side ten foot building line.
Stacy and Kelly Smith
52 Acrewoods Place
Lot 46, Block 1, Section 43 Village of Sterling Ridge
35. Appeal of the Residential Design Review Committees decision to require replanting three 30 gallon native trees on lot.
Greg Jones
76 North Greenvine Circle
Lot 39, Block 2, Section 37 Village of Alden Bridge
36. Variance request for two existing paver patios which is located in both the five foot side yard and ten foot rear yard easements.
Colin & Angelic Dey
38 Wildflower Trace Place
Lot 10, Block 2, Section 39 Village of Alden Bridge

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn




Property Compliance Manager
For The Woodlands Township